

# GALLERY

207 10<sup>th</sup> Avenue SW, Calgary AB

New Mixed- Use Development | Retail Units For Lease

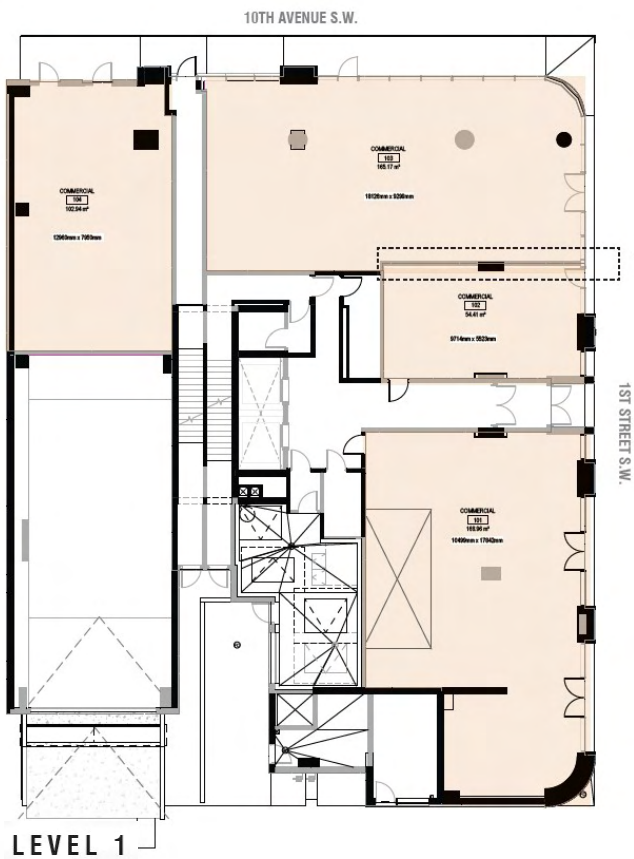


# Property Details

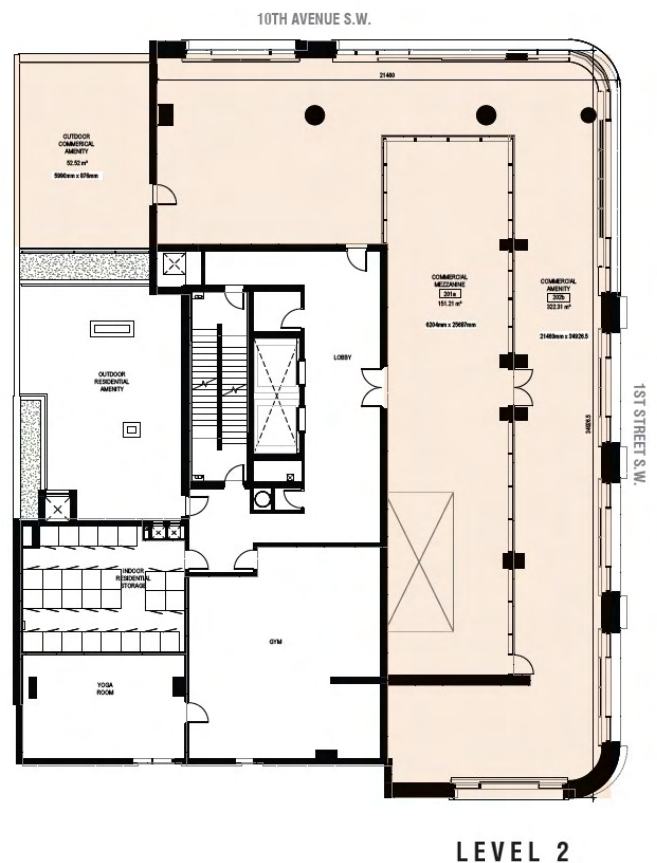
- Street-level commercial retail at the base of The Gallery condominium development.
- Prime Beltline / Centre City location at 207 10 Avenue SW, minutes from downtown Calgary and major urban destinations.
- Surrounded by a dense mix of residential condominiums, office users, restaurants, and entertainment venues.
- Benefiting from strong pedestrian traffic, excellent walkability, and convenient access to nearby transit and amenities.

## Details

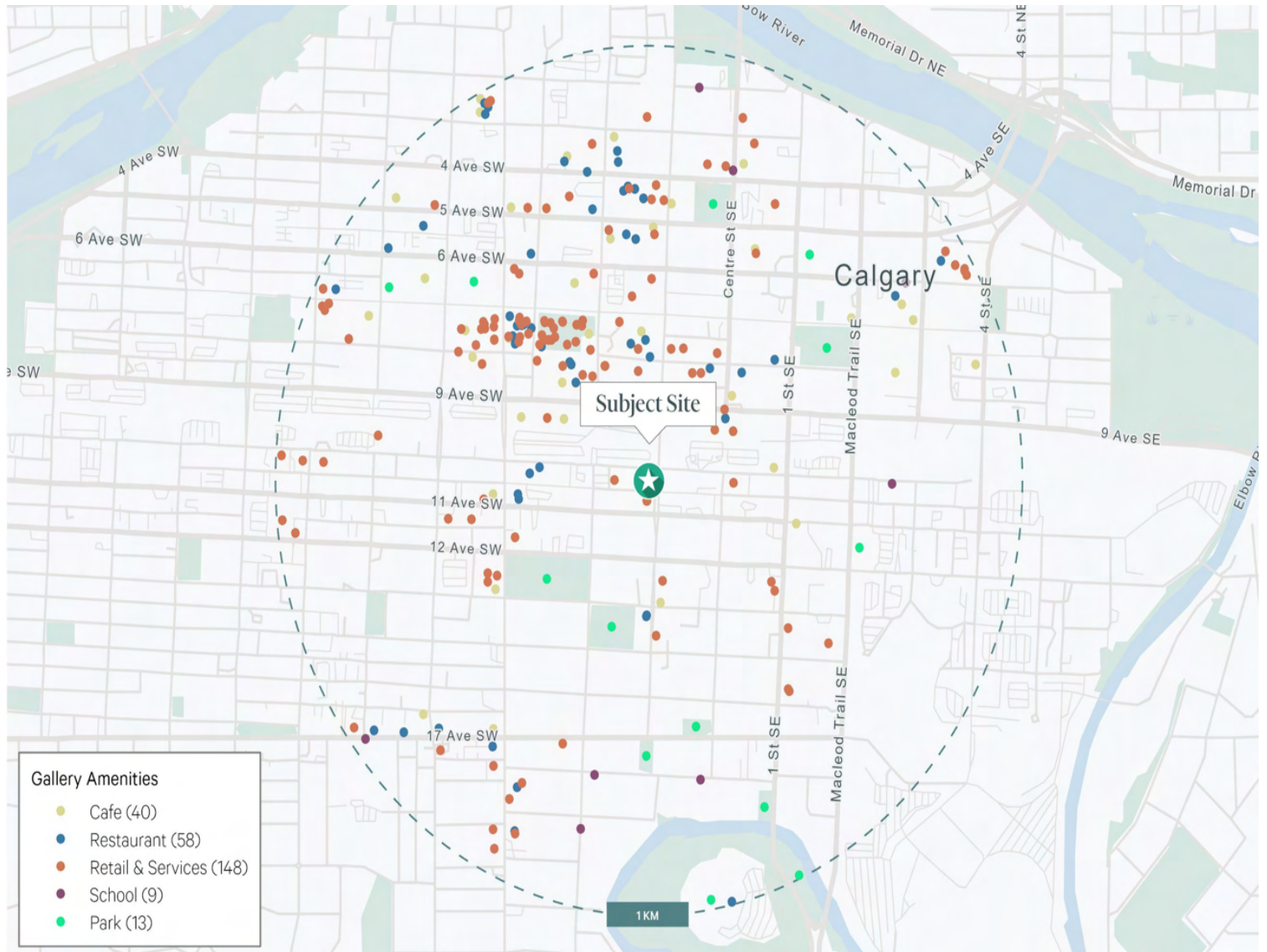
<b>Size:</b>	CRU 101- 1,819 sq. ft.	CRU 201- 5,108 sq. ft.
	CRU 102- 586 sq. ft.	
	CRU 103- 1,778 sq. ft.	
	CRU 104- 1,098 sq. ft.	
<b>Op Costs ( 2026 est.):</b>	\$18.71 per sq. ft.	
<b>Zoning:</b>	CC-X Centre City - Mixed Use	
<b>Available:</b>	Possession- August 2027	
<b>Signage:</b>	Fascia	



\*Note: optional wall can be removed or combined 102 & 103



# Demographics & Site Map



## Area Demographics



Population of 256,617 within 5km with an average age of 37



~19,000 vehicles per day on 10th Avenue SW



Average household income of \$184,479 within 5km with an average of 2 people per household



# FOR LEASE

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## Contact Us

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